

**Village of Indian Head Park  
201 Acacia Drive  
Indian Head Park, IL 60525**

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**MINUTES  
VILLAGE OF INDIAN HEAD PARK  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING**

*“Pursuant to 5 ILCS 120/2.06 (3) minutes of public meetings shall include, but need not be limited to: a general description of all matters proposed, discussed, or decided, and a record of votes taken.”*

**Tuesday, April 14, 2009**

**7:30 P.M.**

**I. CALL TO ORDER - CHAIRMAN DENNIS SCHERMERHORN**

A public hearing was hosted by the Village of Indian Head Park Planning and Zoning Commission on Tuesday, April 14, 2009, at the Municipal Facility, 201 Acacia Drive to consider Petition #172 concerning a zoning petition for a public hearing submitted by Barrington Pools Inc., on behalf of Mr. & Mrs. Jim Nix, the owners of the property located at 11145 Ashbrook Lane. Chairman Schermerhorn stated that the petitioners are requesting an amendment to the previously approved Ashbrook Development Planned Unit Development to allow for a special use to install an in-ground swimming pool, safety fence and landscape enhancements in the rear yard setback of the subject property. The meeting was convened and called to order at 7:30 p.m. by Chairman Dennis Schermerhorn. Kathy Leach, Zoning Commission Secretary, called the roll as follows:

**II. ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):**

Chairman Dennis Schermerhorn  
Commissioner Diane Andrews  
Commissioner Noreen Costelloe  
Commissioner Denise Ingram  
Commissioner Mike Lopez  
Commissioner Earl O'Malley  
Commissioner Jack Yelnick

**ALSO PRESENT:**

Debbie Anselmo, Zoning Trustee  
Trustee Carol Coleman, Zoning Trustee  
Steve Hopkins, Barrington Pools, Inc.  
Mr. & Mrs. Jim Nix, property owners of 11145 Ashbrook Lane

### **III. PLEDGE OF ALLEGIANCE TO THE FLAG**

Chairman Schermerhorn and the Planning and Zoning Commission members led the audience in reciting the Pledge of Allegiance to the Flag as follows: ***"I Pledge Allegiance to the Flag of the United States of America and to the republic for which it stands, one nation under God indivisible with liberty and justice for all"***.

### **QUESTIONS AND/OR COMMENTS FROM INDIAN HEAD PARK RESIDENTS/PROPERTY OWNERS IN ATTENDANCE REGARDING ZONING AGENDA ITEMS**

None

### **IV. PUBLIC HEARING HELD BEFORE THE VILLAGE OF INDIAN HEAD PARK PLANNING AND ZONING COMMISSION (PUBLIC COMMENTS RECEIVED AFTER DISCUSSIONS BY THE PLANNING AND ZONING COMMISSION MEMBERS AND PRIOR TO VOTES)**

#### **ZONING AGENDA ITEMS:**

- 1. Petition #172 – A zoning petition to consider an amendment and variation to the Ashbrook Development Planned Unit Development for a special use to allow for the construction of an in-ground swimming pool with safety fence and landscape enhancements in the rear yard of the property at 11145 Ashbrook Lane.**

Chairman Schermerhorn convened the public hearing regarding Petition #172. He noted that a zoning petition was presented to the Commission to consider a request for an amendment to the Ashbrook Development Planned Unit Development for a single family home at 11145 Ashbrook Lane with regard to a proposed in-ground swimming pool in the rear yard of the property. Chairman Schermerhorn stated that presently there are no in-ground pools within the Ashbrook Development, the request before the Commission this evening is the first for an in-ground pool in Ashbrook which is a Planned Unit Development and the declarations of covenants and restrictions in the single family estate homes section sets forth that in-ground swimming pools are permitted. Chairman Schermerhorn stated amendments to a previously approved Planned Unit Development area requires a public hearing process before the Planning and Zoning Commission.

Chairman Schermerhorn stated the Commission members will review the petition for an amendment to the Ashbrook Planned Unit Development and members of the audience will be provided an opportunity to comment on this zoning matter.

He noted at the conclusion of the hearing, the Commission will vote to present a recommendation to the Village Board to either grant an amendment to the Ashbrook Planned Unit Development subject to conditions or to deny the petition presented.

Chairman Dennis Schermerhorn noted the following exhibits that were presented to the Commission concerning zoning petition #172 regarding 11145 Ashbrook Lane: (1) a zoning petition application dated March 30, 2009 signed by Barrington Pools Inc., as agent on behalf of Mr. & Mrs. Jim Nix; (2) a Certificate of Publication notice in the Suburban Life Newspaper on Wednesday, March 25, 2009; (3) a copy of the letter sent to adjacent property owners dated March 23, 2009; (4) a list of adjacent property owners within the Planned Unit Development area property; (5) a memo to the Public Works Department regarding post of the zoning sign on the subject property; (6) a building and zoning code report prepared by Tim Halik, the Village's plan review consultant; (7) proposed architectural plans dated March 3, 2009 prepared by Barrington Pools; (8) a Plat of Survey of the subject property dated March 9, 1998; (9) fence design specifications and pool pump equipment for the in-ground pool; and (10) a letter of approval from the Ashbrook Estate Homes Association dated February 19, 2009. Chairman Schermerhorn stated that a landscaping plan was also submitted to the Commission as well as a revised grading plan.

Chairman Schermerhorn noted the following: (1) an updated building and zoning code report dated April 13, 2009 was provided to the Commission with regard to additional plans that were submitted to the Village for review; (2) the proposed in-ground pool is shown to be located within the required rear yard setback of the property, which is a permitted obstruction within a rear yard; (3) the proposed safety fence is five-feet (5') in height enclosing the entire pool with two access gates. The revised plan depicts the fence will not be located more than ten-feet (10') from the waters edge, which meets the code requirement; (4) the proposed pool equipment pad had been relocated to the rear yard of the residence and will be screened with landscaping; (5) a detailed grading plan was submitted for engineering review which depicts a three-foot (3') tall retaining wall around the perimeter of the pool deck area. In accordance with the Village's Zoning Ordinance, retaining walls must be located within the buildable area of the lot. Therefore, the proposed retaining wall structure outside of the buildable area should also be considered as part of the amendment to the existing Planned Unit Development and; (6) a comprehensive landscape plan was submitted detailing screening around the periphery of the entire pool area.

Jim Nix, of 11145 Ashbrook Lane, stated that he and his wife Gwen were one of the first residents of Ashbrook when the development was built, Barrington Pools was hired to design the in-ground pool, and an in-ground swimming pool is allowed according to the covenants and restrictions for the single family Estate Homes section of Ashbrook. Mr. Nix stated that there are approximately fifteen (15) existing trees in the yard and about \$40,000 in professional landscaping was spent over the past few years to enhance his property. Mr. and Mrs. Nix stated that they have four children and would like to be able to enjoy a pool, the yard is heavily landscaped and additional landscaping will be installed if it is required for screening around the safety fence.

Chairman Schermerhorn noted for the record that the following letters that were received in opposition of the requested amendment to the Ashbrook Planned Unit Development for an in-ground swimming pool at 11145 Ashbrook Lane: Mr. & Mrs. Impens, Edgebrook Lane, Jean Culligan, Edgebrook Lane, Thomas Cunningham, of Edgebrook Lane, Mrs. Robert Burson, Edgebrook Lane, Dolores Valli, 116 Edgebrook Court, Stephanie Jacyno, Edgebrook Lane, Marie Coyne, 119 Edgebrook Court, Raymond Poss, 112 Ashbrook Court and S.P. Management the Ashbrook Townhome Association management company. A letter in favor of the zoning amendment was also received from Dwayne Grist, of Ashbrook Lane. Chairman Schermerhorn also noted that a letter approving the zoning petition request was provided by the Ashbrook Development Estate Homes Association. Chairman Schermerhorn stated that most of the letters objecting to the zoning amendment was received from property owners in the townhome section of Ashbrook Development.

Commissioner Costelloe asked if there is a way to alleviate any drainage issues that might arise with chlorine as it relates to run-off into the pond. Steve Hopkins, from Barrington Pools, stated that a device will be installed to gather all of the hard minerals in the pool water, the chlorine level will be very low, the water will stay in the pool during the winter months and the pool will not need to be drained unless it needs cleaning or maintenance possibly several years later. He added that if the pool needs to be drained the water would be drained out to the street and down to the sewer.

Commissioner Andrews asked if there is a substantial amount of rain and the pool overflows over the top, where will the water drain. Mr. Hopkins from Barrington Pools stated that rainfall will be absorbed by the landscaping and also the pool will hold an additional seven to eight inches of water before it reaches the top of the pool. Commissioner Andrews stated that the proposed safety fence shown on the preliminary plan does not reflect measurements on the distance of the fence around the entire pool. She noted that the safety fence cannot be located more than twelve-feet (12') from the pool. Mr. Hopkins, from Barrington Pools, stated that a revised plan was submitted which shows the safety fence to meet the code requirement of not more than twelve-feet (12') from the pool and there will be two steps down from the back of the house to the pool deck landing. Commissioner Andrews stated that there are various measurements shown on the plan and some areas that do not reflect the distance of the fence around the entire pool area. Mr. Hopkins stated that there is a distance of fifteen-feet (15') from the back of the house to the waters edge of the pool area and the distance of the fence to the pool edge varies from four-feet (4') to eleven-feet (11') at the most based on the layout of the pool. Commissioner Andrews stated that double gates on the back of the fence are shown on the plans and she asked if the gates lead out to another area of the property. Mr. Hopkins stated that the gate exit at the back of the fence leads out to an area on the property down to grade level. Commissioner Andrews stated four pillars are shown on the plan and she asked what purpose those will serve. Mr. Huff stated that the four concrete column pillars are a decorative part of the safety fence to be installed around the entire pool area and the columns will be slightly higher than the fence. Commissioner Andrews asked if there are any evergreens planted on the back of the property.

Mr. Nix stated that his property has heavy landscaping and there is a solid wall of several trees that bloom as well as six or seven existing evergreens in the yard. He added that additional landscaping can be added to screen the fence and pool. Mrs. Nix provided pictures of the existing landscaping and trees on the property. Commissioner Andrews asked if the portable restroom shown on the plan will be removed when the project is completed. Mrs. Nix stated that the portable restroom will only be in place during the construction process and will be removed from the property when the project is completed.

Chairman Schermerhorn stated that landscape screening has always been a requirement for all safety fences around in-ground pools. He noted that the Village ordinance requires that landscaping around safety fences consist of a hedge comprised of pines, evergreens or such other shrubbery which does not lose its leaves in winter to effectively screen the fence. Commissioner Costelloe stated that additional landscaping would need to be planted to screen the fence consistent with the code requirements.

Commissioner Lopez inquired about the distance from the townhome section to the single family homes area near the pond. A representative from S.P. Management, the managing agent for the townhome section of Ashbrook, provided a plan highlighting the townhomes in the interior area of Ashbrook Development, the layout of the single family homes on the outer edge of the development and the location of the ponds. Commissioner Yelnick stated that the proposed landscape plan shows good coverage for screening of the fence and the property owner stated that additional landscaping will be added. Commissioner Andrews stated that there are no evergreens shown in the rear of the property to be planted, some of the existing trees will lose the leaves during the winter and additional bushes should be planted according to the ordinance requirements. Mr. Hopkins stated that there are also options to attach natural landscape screening to the fence during off seasons to provide less of a visual effect. Chairman Schermerhorn and the Commission members concurred that the Commission has been consistent in its recommendations to require landscaping consisting of planting trees or bushes that maintain its leaves around the entire safety fence.

Commissioner Costelloe stated that the side yard landscaping provides good screening coverage and the back yard is in need of additional year round landscape screening. Commissioner O'Malley suggested that additional bushes or evergreens be planted to screen the fence in the rear yard. Mr. Nix stated that additional evergreens will be planted if they are required to fill in the area in the back yard to screen the fence. Commissioner O'Malley stated that some of the letters submitted by owners from the townhome section of Ashbrook mentioned concerns about nighttime lighting of the pool and noises from social gatherings. Mrs. Nix stated that the only lighting proposed is low wattage underwater lights inside the pool. Chairman Schermerhorn stated that the code requires that pool lighting be designed to minimize the impact on neighboring structures. Commissioner Lopez pointed out that the lighting requirement is also set forth in the Ashbrook Estate Homes covenants.

Chairman Schermerhorn stated that a retaining wall outside of the buildable area of the property in the rear yard is shown on the plan, which is not a permitted obstruction in the rear yard setback unless a variance is obtained. Mr. Hopkins from Barrington Pools stated that two grading plan options were presented. One plan shows a proposed retaining wall and the other plan does not have a retaining wall based on conversations with Dave Vandervelde from Christopher Burke Engineering.

Mr. Hopkins stated that the pool project could be accomplished without a retaining wall and a thicker pool decking edge would be poured to maintain the existing elevation requirement of a 4 to 1 slope as shown in the margin on the plan dated April 7, 2009. Chairman Schermerhorn stated that Barrington Pools has presented two proposed design plans for the pool. One plan shows a retaining wall and the other plan does not incorporate a retaining wall. Mr. Hopkins from Barrington Pools stated that Mr. & Mrs. Nix prefer the plan without the retaining wall.

Chairman Schermerhorn summarized that the Commission reviewed the following items relative to this zoning matter: (1) drainage issues; (2) landscaping requirements; (3) review of the retaining wall and; (4) the proposed safety fence. He asked if there are any other items to discuss.

Commissioner Ingram inquired if the electrical items noted in the plan review report that were not approved will be addressed. Chairman Schermerhorn stated that those issues will be addressed during a building permit process. Commissioner Andrews asked if the gates on the safety fence would be self closing and latching. Mr. Hopkins from Barrington Pools stated that the safety mechanism on the gates will meet all requirements of Village codes. Commissioner Costelloe asked Mr. & Mrs. Nix if an easement was obtained from the neighbors to allow access for the construction equipment into the back of the property. Mrs. Nix stated that the temporary construction easement approval would be obtained from the Ashbrook Association.

Chairman Schermerhorn entertained public comments from the audience. Bill McLaughlin, of 6266 Edgebrook Lane East, stated that he is a townhome unit owner in Ashbrook who is concerned that exceptions would be granted from the approved Planned Unit Development for fences and other items. Mr. McLaughlin stated that the report from the Village's plan review consultant noted some items that conflicted with the zoning ordinance and he asked if those issues affect the overall scope of the plan. Chairman Schermerhorn stated that the items noted in the report were discussed by the Commission and many of the items would be reviewed during the plan review permit process. Mr. McLaughlin stated that he is a resident of Ashbrook for about eight years. He further stated one of the attractions of Ashbrook Development was the openness of the community and the fact that Ashbrook is a Planned Unit Development. He noted that fences were not part of the plan from the beginning in order to maintain the open space and a fence would change the appearance of the neighborhood. Mr. McLaughlin stated that S.P. Management submitted a letter to the Commission on behalf of the Ashbrook Townhome Association stating that pools need to be drained from time to time.

He noted that if the pool is drained into the street the chlorinated water would be deposited into the storm drain and into the pond. Mr. McLaughlin stated that he serves on the Ashbrook Association Townhome Board and the common property areas in Ashbrook are the responsibility of the Townhome Association. Trustee Coleman stated that pools cannot be drained into the storm water system it must be drained to the sanitary sewer system if there are chemicals in the water.

Commissioner Andrews stated that the covenants for the Ashbrook Single Family Estate Homes Association allows in-ground swimming pools. She asked if the two associations work together since there are two separate covenants for the townhome section and the single family homes.

Bill McLaughlin stated that the maintenance of the south pond in Ashbrook is shared by both associations and the north pond in the single family area is maintained by the townhome association. Tom Cunningham, of 11140 Edgebrook Lane, asked if pool plumbing would be provided to be sure the pool would be drained into the sanitary system.

Chairman Schermerhorn stated those issues would be reviewed during the permit review process. Mr. Cunningham stated that the Estate Homes Association voted on this matter and he asked if the individual homeowners were polled. Chairman Schermerhorn pointed out that the purpose of a public hearing process is to notify adjacent property owners if there is interest in providing commentary on zoning matters, a notice was published and a sign was posted on the property.

Joe Mix, of 11035 Ashbrook Lane, stated that he is a member of the Ashbrook Estate Homes Board. He noted that to this point there have been no negative comments from single family owners in Ashbrook regarding the proposed plans for the in-ground pool at 11145 Ashbrook Lane.

Dell Snow, of 11031 Edgebrook Lane, stated that she has concerns with an in-ground swimming pool proposed in Ashbrook, and if a pool is approved, there will be more requests for pools. She stated that once a variance was granted previously to a homeowner for a larger deck in Ashbrook, many more requests followed as well as additions to single family homes. Dell Snow asked how future requests will be considered for pools since Ashbrook is an enclosed area. Donna Smith, of Edgebrook Lane, stated that she is present this evening representing the Ashbrook Townhome Association Board. She stated that she lived in a neighboring community for twenty years prior to moving to Ashbrook, she also served on a zoning board and looked for a townhome for three years before finding the perfect location in Ashbrook that was a Planned Unit Development with open space. Ms. Smith stated that the reason so many letters were received from the townhome section is that there are only five single family homeowners that would be affected by the pool and there are about twenty-three (23) townhome units around the pond area that would visually be able to see the pool.

Ms. Smith stated that she spoke with Jeff Shepler, Superintendent of the LaGrange Highlands Sanitary District, when there was a situation with the south pond in Ashbrook due to storm water going into the pond not only from Ashbrook but storm water coming from single family homes on the west side of Wolf Road into Ashbrook. She added that in the declarations of both the townhomes and single family home area there is a point that states there would be no fences. Donna Smith stated she submitted a written request to the Village to review the drawings for the proposed pool prior to the public hearing and the information was not available prior to the zoning meeting this evening.

Joe Bamberger, of 11147 Edgebrook Lane, stated that he serves on the Ashbrook Townhome Board and he is concerned with the maintenance and expenses involved in the upkeep of the south pond in Ashbrook. Mr. Bamberger stated that there are approximately twenty-two (22) townhome association members that would be affected if the swimming pool and safety fence is approved. He further stated that some of the homeowners were attracted to the Ashbrook development because of the no fence regulation in Indian Head Park and the openness. Mr. Bamberger stated that both associations in Ashbrook have worked together to address issues as they have come up, the property owner could have sat down to discuss the project and the Ashbrook homeowners were not aware of the request until the property owners received a letter from the Village about a public hearing on this matter. Mr. Bamberger stated that he heard the pool would not be used in the evening, there would not be any noise and when he lived across the street from a pool in LaGrange, there was noise. He asked the Commission to take the noise into consideration for those that live in the area of the pond. A resident of 11075 Glenbrook Lane, stated the following: (1) Indian Head Park is a nice community; (2) she has been a resident for over twelve years in Ashbrook; (3) the proposed project is beautiful and was designed by professionals; (4) the single family home area allows pools; therefore, a safety fence around a certain proximity of the pool is required; (5) a young family with children is a busy household and there will be noise whether a pool is there or not because the children will be having fun playing in their yard and; (6) there should be no objection for someone to enjoy their home and their property if a pool is allowed and the plan meets applicable Village codes.

Michael Kryza, of 11170 Ashbrook Lane, stated that everyone keeps addressing the drainage of the pond and the Ashbrook Board worked hard to make sure the drainage of the pond was appropriate to allow for a good flow from south to north. Mr. Kryza stated that the proposed pool for the Nix property is north of the south pond so there should be no issue in that location as it relates to the proposed pool.

Mr. Kryza stated that he is a practicing emergency medicine physician and if someone wanted a pool without a safety fence he would be the loudest objector. He added that the proposed fence and self latching gate mechanisms will provide a measure of safety into the pool area and the property owner has agreed to provide additional landscaping to screen the fence. Mr. Kryza stated that from the townhome section it will be a more beautiful view across the pond to the single family home area because there will be added landscaping in keeping with the Village's environment as a Tree City U.S.A. community.



He further noted that the Nix property is heavily landscaped and it would be difficult for someone to walk around the pond in that area without intruding on someone's private property due to the slope of the land. Mr. Kryza stated that the covenants for the single family homes in Ashbrook from the beginning clearly states that in-ground swimming pools, tennis courts and other courts are allowed subject to the approval of the Ashbrook committee. He added the property owner is merely trying to beautify their property and enjoy the back yard by providing a pool for their family.

There were no further public comments stated regarding the zoning petition before the Commission. Chairman Schermerhorn stated that the Commission is required to conduct a Findings of Fact prior to voting on a recommendation to be made to the Village Board regarding zoning matters.

The Commission members reviewed the following Findings of Fact with regard to the residential property at 11145 Ashbrook Lane to evaluate evidence presented in response to the following criteria before recommending a variation, as required by the Village's Zoning Ordinance, Title 17 Zoning, Section 17.23.060E: (1) that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located (not applicable -- this reference pertains only to commercial properties); (2) the plight of the owner is due to unusual circumstances (all commissioners agree); (3) the variation, if granted, will not alter the essential character of the locality (all commissioners agree); (4) the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out (not applicable); (5) the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification (all commissioners agree); (6) the purpose of the variation is not based upon a desire to make money out of the property (all commissioners agree); (7) the alleged difficulty or hardship has not been created by any person presently having an interest in the property (all commissioners agree); (8) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located (all commissioners agree); (9) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood (all commissioners agree).

Commissioner Costelloe moved, seconded by Commissioner Yelnick, to accept the findings of fact with regard to the zoning matter before the Planning and Zoning Commission this evening regarding Petition #172. Motion carried by unanimous roll call vote (6/0/0).

*Aye: Commissioners: Andrews, Costelloe, Ingram, Lopez, O'Malley, Yelnick*

*Nay: None*

*Absent: None*

Chairman Schermerhorn entertained a motion to provide a recommendation to the Village Board with regard to Petition #172 for an amendment to the Ashbrook Development Planned Unit Development concerning an in-ground swimming pool, safety fence and landscaping requirements for the property at 11145 Ashbrook Lane. Commissioner Costelloe moved, seconded by Commissioner O'Malley, to provide a recommendation to the Village Board to grant an amendment the Ashbrook Planned Unit Development for an in-ground swimming pool, safety fence and landscaping subject to the following conditions for the property located at 11145 Ashbrook Lane: (1) if the pool needs to be drained it must only be drained into the sanitary sewer system; (2) evergreens must be planted to entirely screen the safety fence according to the Village's screening requirements and (3) no retaining wall will be constructed outside of the buildable area of the property. Carried by unanimous roll call vote (6/0/0).

*Aye: Commissioners: Andrews, Costelloe, Ingram, Lopez, O'Malley, Yelnick*

*Nay: None*

*Absent: None*

Commissioner Costelloe noted that the Village ordinance regarding screening of safety fences states in part: *"screening shall be provided in the form of landscaping consisting of a hedge comprised of pines, evergreens or other such shrubbery which does not lose its leaves in the winter. The evergreen bushes shall be a minimum of five-feet (5') in height at the time of installation and shall have an expected height of at least ten-feet (10') at maturity. Such screening shall be subject to the approval of the Village's building inspector"*.

Chairman Schermerhorn stated that a recommendation to approve an amendment to the Ashbrook Planned Unit Development regarding Petition #172 will be presented to the Village Board at the May 14, 2009 Board meeting. Chairman Schermerhorn stated that although some members of the audience had differences of opinions, everyone had an opportunity for their comments to be heard regarding this zoning matter. Chairman Schermerhorn thanked everyone in the audience for their participation in the public hearing process.

**REVIEW AND APPROVAL OF PLANNING AND ZONING COMMISSION MEETING MINUTES (DISCUSSION AND A POSSIBLE VOTE MAY TAKE PLACE)**

★ ***Minutes of the Planning and Zoning Commission Meeting held November 6, 2008***

Upon review of the minutes presented from the meeting held on Tuesday, November 6, 2008, Commissioner Ingram moved, seconded by Commissioner Yelnick, to approve the November 6, 2008, meeting minutes, as amended. Carried by unanimous voice vote (6/0/0).

**VI. ADJOURNMENT**

There being no further business to discuss before the Commission, Chairman Schermerhorn entertained a motion to adjourn the meeting. Commissioner Andrews moved, seconded by Commissioner Yelnick, to adjourn the meeting at 9:25 p.m. Carried by unanimous voice vote (6/0/0).

Respectfully Submitted,  
Kathy Leach, Recording Secretary  
Planning and Zoning Commission